

PRICE: £75,000



APPROX. GROSS INTERNAL FLOOR AREA 420 SQ FT / 39 SQ M
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



Oaklands, Holly Drive, Waterlooville, Hampshire, PO7 8HS

NO FORWARD CHAIN is offered with this one double bedroom retirement flat in Waterlooville. The property benefits modern fitted kitchen and shower room, emergency alarm cords, warden assistance, lifts to all floors, laundry facility, residents communal garden and parking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

Entrance

Communal entrance with security intercom. Stairs and lift to second floor.

Entrance Hall

Wooden front door, intercom with emergency pull cord, cupboard housing hot water cylinder and consumer unit, textured ceiling.

Lounge

W: 11' 1" x L: 16' 6" (W: 3.38m x L: 5.02m)
(Maximum Measurements). Double glazed window to rear aspect, electric heater, textured ceiling with coving.

Kitchen

W: 5' 6" x L: 7' 1" (W: 1.68m x L: 2.15m)
Range of wall and base units incorporating one and a half bowl sink and drainer with mixer tap, space for oven and space for fridge/freezer. Wall tiling, extractor fan, textured ceiling.

Bedroom

W: 9' 4" x L: 11' 4" (W: 2.84m x L: 3.45m)
Double glazed window to rear aspect, built in wardrobe, fitted wardrobes and drawer unit, electric heater, textured ceiling with coving.

Shower Room

W: 4' 11" x L: 6' 9" (W: 1.5m x L: 2.06m)
White suite comprising large shower cubicle, sink with mixer tap set in vanity unit and low level close coupled dual flush WC. Electric heater, two wall cupboards, wall tiling, textured ceiling with extractor fan.

Please Note

Communal facilities include:

House manager, residents laundry room, two residents car parks, landscaped residents gardens.

Please Note

AGE RESTRICTED RETIREMENT FLAT

Lease 99 years from 27th June 1984

Ground Rent and Service Charges TBC

